



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	28	GLASS THRM 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	30,518
TOTALS	1,562		1,562	30,518

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00	100	1996	1996	3	39	218	
2	0505	FLAGPOLE A	0	0	0	50.00	LF	50.00	50.00	100	1996	1996	3	20	500	
3	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160	
4	0524	PUMP ISLND	0	0	0	144.00	SF	4.50	4.50	100	1996	1996	3	91	590	
5	0812	CONCRETE C	0	0	0	10,740.00	SF	4.00	4.00	100	1996	1996	3	72	30,931	
6	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	1996	1996	3	79	79	
7	0646	LWN SPRK H	0	0	0	14.00	UT	2.00	2.00	100	1996	1996	3	20	6	
8	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00	100	2005	2005	3	66	370	
9	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	36	216	
10	4950	BOLLARD	0	0	0	5.00	UT	100.00	100.00	100	1995	1995	3	100	500	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001410	C

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1402	04	1,562	76.9230	97.69	152,592	1961	1971	0	0
1 CONVESTORE - 0% - 0									
Heated Area: 1562									
HX Base Yr									
BAS 1993									
816 S 8TH ST, FERNANDINA BEACH									
BLD DATE	03/01/2018	KK	LGL DATE	03/01/2018	KK	AG DATE	03/01/2018	KK	
XF DATE	03/01/2018	KK	LAND DATE						
INC DATE									

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00
2	0505	FLAGPOLE A	0	0	0	50.00	LF	50.00	50.00
3	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00
4	0524	PUMP ISLND	0	0	0	144.00	SF	4.50	4.50
5	0812	CONCRETE C	0	0	0	10,740.00	SF	4.00	4.00
6	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00
7	0646	LWN SPRK H	0	0	0	14.00	UT	2.00	2.00
8	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00
9	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00
10	4950	BOLLARD	0	0	0	5.00	UT	100.00	100.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0003	MU-8	175.00	100.00	17,500.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					30,518				
TOTAL MARKET OB/XF VALUE					74,190				
TOTAL LAND VALUE - MARKET					437,500				
TOTAL MARKET VALUE					542,208				
SOH/AGL Deduction					175,719				
ASSESSED VALUE					366,489				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					366,489				
TOTAL JUST VALUE					542,208				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					539,300				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170538	REMODEL	14,000	02/27/2017
20161363	MECH OTHER - COOL	2,100	05/13/2016
20160834	CONSTRUCT INT WAL	8,500	03/30/2016
20131480	REPAIR/RRF	12,922	06/26/2013
20040844	REMODEL	3,000	05/04/2004
20040807	XFOB	1,000	04/26/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2020/0222	12/22/2015	WD	U	I	37	220,000	
GRANTOR:WANG'S ENTERPRISE OF							
GRANTEE:LIU'S FAMILY LLC							
1306/1834	4/05/2005	WD	U	I	12	530,000	
GRANTOR:EASTERN OIL COMPANY							
GRANTEE:WANGS ENTERPRISE OF							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N5 W39 S28 E45 S2 E5 N2 E9 N23\$.									

LIU'S FAMILY LLC/
816 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0159-0050

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